

Dodds Drive, Connah's Quay, Deeside. CH5 4NR
Offers around £135,000 **NO CHAIN** MS11280



DESCRIPTION: A spacious two bedroom end terraced house which needs some updating and offers an opportunity for an investor or first time buyer. the property briefly comprises:- entrance hall, lounge, dining room, kitchen, two double bedrooms and a wet room with floor shower. Separate w.c. Gas heating and double glazing. Gardens to the front and rear. Driveway providing parking.

ANGELA WHITFIELD FNAEA – RESIDENT PARTNER
Viewing by arrangement through Shotton Office
33 Chester Road West, Shotton, Deeside, Flintshire, CH5 1BY Tel: 01244 814182
Opening hours 9.00am-5.00pm Monday – Friday 10.00am – 2.00pm Saturday

DIRECTIONS: Turn left out of our Shotton Office and proceed to Connah's Quay. After passing the shopping parade on the left take the third turning left into Mold Road and the second right into pennant Street which continues into Dodd's Drive where the property will be seen on the right hand side.



LOCATION: Situated in a popular residential location being convenient for the New Quay Shopping Precinct, primary and secondary schools.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Double glazed front door, radiator and under stairs storage.

LOUNGE: 12' 9" x 9' 8" (3.89m x 2.95m) Radiator and double glazed window. Tiled fire surround and mantle.



DINING ROOM: 9' 8" x 7' 9" (2.95m x 2.36m) Radiator and double glazed window.



KITCHEN: 10' x 7' 9" (3.05m x 2.36m) Radiator and double glazed window. Single stainless steel sink unit with storage below and wall and base units with work surface over. Double glazed rear exit.



STAIRS AND LANDING: Cupboard housing the gas boiler.

BEDROOM 1: 13' 7" x 9' (4.14m x 2.74m) Radiator and two double glazed windows. Fitted wardrobes with mirror sliding doors.



BEDROOM 2: 11' 1" x 9' (3.38m x 2.74m) Radiator and double glazed window.



SHOWER ROOM: Radiator, double glazed window, wash hand basin and floor shower. Complimentary modern tiling.



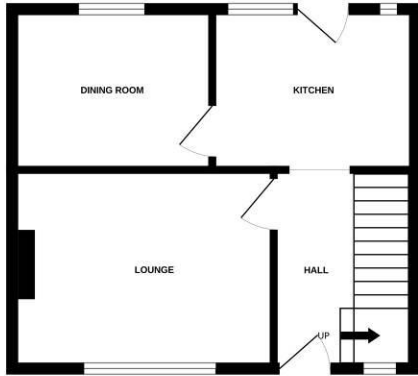
W.C Double glazed window and w.c.



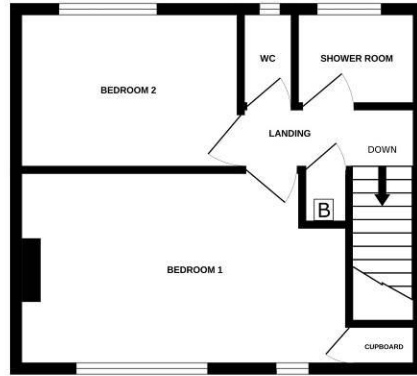
OUTSIDE: Front and rear gardens with drive to the side. Brick built storage shed.



GROUND FLOOR
347 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey.